



PROPERTY MISDESCRIPTIONS ACT 1991  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



4 Park Road  
Farnborough, Hampshire GU14 6JG  
£335,000 Freehold

A well presented two bedroom home enjoying a non-estate location within easy reach of North Camp Village shops, local schools, playing fields and road/rail commuter links. Accommodation comprises entrance hall, living room, dining room, kitchen, two bedrooms, and a bathroom. Features include driveway parking to front, replacement upvc double glazed doors and windows, replacement gas central heating combination boiler and west facing rear garden. EER 'E'



## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking composite door with twin decorative opaque double glazed inserts, stairs to first floor, doorway to dining room, radiator, vinyl flooring, smooth finish ceiling with coving and inset downlighters.

### DINING ROOM

3.56m x 3.35m (11' 8" x 11' 0") Rear aspect upvc double glazed window, door to large understairs storage cupboard with light, base level cabinets with display shelving over. Radiator, digital thermostat heating control, double width doorway to living room, doorway to kitchen, laminate flooring, smooth finish ceiling with coving and inset downlighters.

### LIVING ROOM

3.37m x 3.27m (11' 1" x 10' 9") Front aspect upvc double glazed window, feature 'open' fireplace recess, Cable feed, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters.

### KITCHEN

3.14m x 2.4m (10' 4" x 7' 10") Side aspect upvc double glazed window and half opaque double glazed multi-point locking composite door, matching range of eye and base level cabinets with marble effect roll edged work surfaces featuring inset stainless steel sink and drainer with mixer tap. Built in four ring ceramic hob with fan assisted oven below with grill, plumbing and space for washing machine, space for upright fridge/freezer. Wall mounted replacement 'Worcester' gas central heating combination boiler, tiled walls, vinyl tiled floor, smooth finish ceiling with inset downlighters.

## FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom, smooth finish ceiling with coving and inset downlighters, large hatch with folding timber ladder giving access to mainly boarded loft space with light.

### BEDROOM ONE

4.41m x 3.40m (14' 6" x 11' 2") Front aspect upvc double glazed windows, twin wardrobe recesses with hanging rails, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters.

### BEDROOM TWO

3.35m x 2.58m (11' 0" x 8' 6") Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters

### BATHROOM

Rear and side aspect upvc opaque double glazed windows, three piece suite comprising low level wc, pedestal mounted wash basin, p-shape panel enclosed bath with shower/mixer tap. Built in shelved storage cupboard, radiator, tiled walls with fitted mirror and courtesy light, tiled floor, smooth finish ceiling with inset downlighters.

### FRONT OF PROPERTY

Block paved driveway for one vehicle with adjacent paved path to front door, courtesy light.

### REAR GARDEN

Hardstanding leading onto mainly laid to lawn garden with elevated border to one side and timber built shed to rear, panel fencing to sides and rear with pedestrian gate to side giving access, outside water tap and power point. The garden enjoys a west facing aspect and measures approx. 36ft in depth

### AGENTS NOTE

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